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WARRANTY DEED

Published by Tennessee Title Company

For and in consideration of the sum of $ 10.00

Ten and No/100ths - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - DOLLARS cash in hand paid by Fred E. Dunman and wife, Alta P. Dunman, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, we,

J. B. Kennaston and wife, Olga Kennaston

have bargained and sold, and by these presents do transfer and convey unto the said Fred E. Dunman and wife, Alta P. Dunman their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Lot No. 52 of Tract 14, of an unrecorded plan of a recorded plan in Book 1130, page 37, Register's Office of Davidson County, Tennessee, known as the Anderson Estate.

Said Lot begins at a point on the easterly margin of May Drive at the corner of Lots No. 51 and 52, being 335.2 feet more or less south of the southerly margin of Thornton Avenue; thence with line between Lots No. 51 and 52 eastwardly 174 feet to the common corner of Lots No. 51, 52, 45 and 44; thence with line between lots No. 44 and 52 southwardly 90 feet to the common corner of Lots No. 52 and 53; thence with line between Lots No. 52 and 53 westwardly 174 feet to the easterly margin of May Drive; thence with said Drive northwardly 90 feet to the beginning.

Being a part of the same property conveyed to J. B. Kennaston and wife, Olga Kennaston by deed from John W. Anderson and wife, Clara W. Anderson as of record in Book 1389, page 584, Register's Office for said County.

This conveyance is made subject to the conditions and restrictions contained in the above mentioned deed from John W. Anderson and wife to J. B. Kennaston and wife, to which reference is here made, and subject to a "Grant of Transmission Easement" to the United States of America, of record in book 1196, page 207, said Register's Office.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Fred E. Dunman and wife, Alta P. Dunman their heirs and assigns, forever.

And we do covenant with the said Fred E. Dunman and wife, Alta P. Dunman that we are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.

And we, J. B. Kennaston and wife, Olga Kennaston do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Fred E. Dunman and wife, Alta P. Dunman their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands 21st day of May, 1948.

DOCUMENTARY

J. B. Kennaston

Olga Kennaston

STATE OF TENNESSEE
Davidson County

Personally appeared before me, [illegible], a Notary Public in and for said County and State, the within named J. B. Kennaston and wife, Olga Kennaston

the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at [illegible], Tennessee, this 21 day of May, 1948.

My Commission Expires April 3, 1950

Commission expires

Notary Public

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